

FOR SALE

395, Mossy Lea Road, Wrightington, WN6 9SB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Thoughtfully extended detached true bungalow in highly sought after semi-rural location.

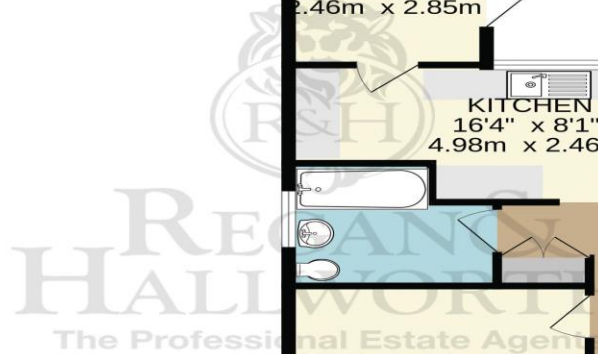
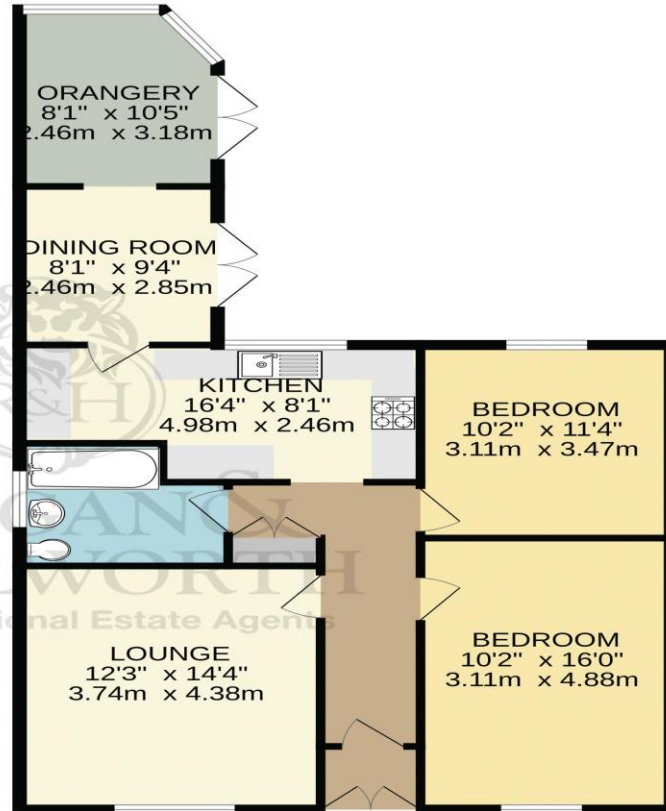
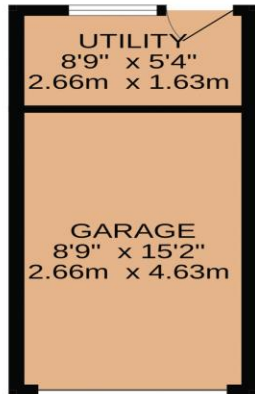


- Traditionally built detached bungalow
- Two Bedrooms
- Gorgeous rear garden
- Coveted semi-rural location
- Extended & immaculately presented
- Dining room & Orangery
- Attached Garage & Utility Room
- 1061 SQ.FT. / Freehold

This charming detached bungalow, nestled within a picturesque garden plot that gently rises above the sought-after Mossy Lea Road, boasts a gorgeous rear garden and has been thoughtfully extended and is in pristine condition throughout. Offering generous single-level living space the property is ideal for those looking to downsize without sacrificing too much space or countryside charm. Situated at the upper reaches of Mossy Lea Road, on the cusp of Wrightington & Heskin, this home is perfectly positioned for easy access to splendid countryside strolls. It's also conveniently close to the villages of Eccleston, Parbold, and Standish, providing a plethora of local amenities and services. With major motorway links nearby, residents enjoy the perfect blend of accessibility and peacefulness. The home features a unique floor plan with a central hallway that leads to two sizeable bedrooms, including a master bedroom adorned with premium wardrobes, a bright and spacious living area, a contemporary fully tiled bathroom, and a kitchen equipped with a comprehensive selection of cabinets. An addition off the kitchen includes a dining space that flows into a delightful sunroom/orangery, offering serene views of the secluded rear gardens. A utility room and garage, accessible separately from the garden, add to the home's practicality. The rear garden is a standout attraction of this residence. It's not overlooked and basks in the morning sun, featuring manicured lawns, abundant borders, and a spacious patio that enjoys sunlight for most of the day. With potential for a substantial rear extension, this property could be transformed to include the much-desired open-plan living and kitchen area that epitomises contemporary living. Additional advantages are the comprehensive double glazing and gas central heating system. Viewings are highly encouraged to fully appreciate what this special property has to offer. Blending the best of country living with modern comforts and conveniences, this welcoming abode is a rare find.





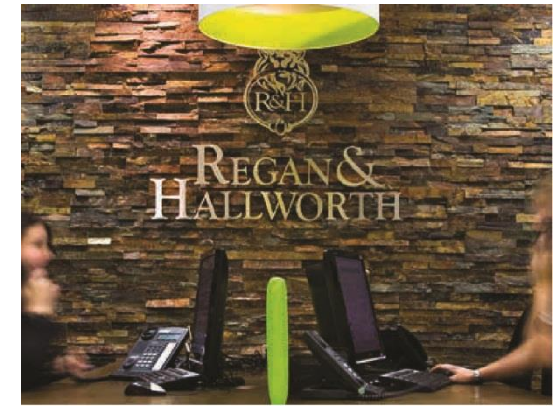


TOTAL FLOOR AREA : 1061 sq.ft. (98.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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